

Income Statement - 12 Month

Exported On: 09/14/2022 10:25 AM

UrbanOne Properties

Properties: 417 W Main - 417 W Main Houston, TX 77006

Fund Type: All

Period Range: Sep 2021 to Aug 2022 (Trailing 12 Months)

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Total
Operating Income & Expense													
Income													
INCOME													
RENTAL INCOME													
Rental Income	7,103.33	7,100.00	6,800.00	7,750.00	10,291.00	14,207.66	14,791.00	15,256.00	15,951.00	15,791.00	16,905.00	16,090.32	148,036.31
Rental Income	0.00	0.00	0.00	1,450.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,450.00
Rent Concession	-1,400.93	0.00	0.00	-1,650.00	-1,450.00	-2,468.49	-131.51	-1,000.00	0.00	0.00	0.00	0.00	-8,100.93
Management Concession	0.00	0.00	0.00	0.00	0.00	0.00	-290.00	-290.00	-1,662.00	-412.00	-339.00	-441.00	-3,434.00
Renewal Concession	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-250.00	-250.00
Total RENTAL INCOME	5,702.40	7,100.00	6,800.00	7,550.00	8,841.00	11,739.17	14,369.49	13,966.00	14,289.00	15,379.00	16,566.00	15,399.32	137,701.38
EXPENSE REIMBURSEMENT													
Passthru Insurance	0.00	0.00	0.00	0.00	38.00	9.50	9.50	9.50	9.50	9.50	9.50	9.50	104.50
Passthru Water and Sewer	207.67	210.00	175.00	210.00	359.03	316.25	401.50	340.00	410.00	418.50	485.00	454.68	3,987.63
Passthru Trash	89.00	90.00	75.00	90.00	153.87	135.54	180.00	150.00	180.00	180.00	215.00	209.84	1,748.25
Total EXPENSE REIMBURSEMENT	296.67	300.00	250.00	300.00	550.90	461.29	591.00	499.50	599.50	608.00	709.50	674.02	5,840.38
OTHER INCOME													
Late Fee	50.00	0.00	0.00	0.00	10.00	0.00	0.00	0.00	10.00	290.00	200.00	50.00	610.00
NSF Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	70.00	0.00	35.00	140.00	385.00
Admin Fees	3.93	4.00	4.00	5.00	8.26	8.04	9.00	10.00	12.00	12.00	10.00	11.74	97.97
Total OTHER INCOME	53.93	4.00	4.00	5.00	18.26	8.04	9.00	10.00	92.00	302.00	245.00	96.74	847.97
Total INCOME	6,053.00	7,404.00	7,054.00	7,855.00	9,410.16	12,208.50	14,969.49	14,475.50	14,980.50	16,289.00	17,520.50	16,170.08	144,389.73
Pet Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	250.00
Application Fee Income	90.00	45.00	45.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	55.00	0.00	235.00
Total Operating Income	6,143.00	7,449.00	7,099.00	7,855.00	9,410.16	12,208.50	14,969.49	14,475.50	14,980.50	16,289.00	17,575.50	16,420.08	144,874.73
Expense													
EXPENSES													
Repairs & Maintenance													
Pest Control	0.00	155.90	0.00	140.95	0.00	0.00	0.00	0.00	140.95	0.00	129.50	0.00	567.30
Key Access	0.00	0.00	0.00	0.00	0.00	0.00	-25.00	-25.00	0.00	0.00	0.00	0.00	-50.00
Landscaping	0.00	0.00	195.00	195.00	585.00	563.31	195.00	377.00	346.67	182.00	0.00	0.00	2,638.98
Plumbing	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	336.00	0.00	0.00	0.00	836.00
Windows	0.00	0.00	0.00	0.00	180.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	330.00
Make Ready	-580.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-580.00
Total Repairs & Maintenance	-580.00	155.90	195.00	835.95	765.00	563.31	170.00	502.00	823.62	182.00	129.50	0.00	3,742.28
Operating Expenses													
Electricity	-442.71	0.00	131.57	118.84	146.08	355.84	248.50	174.86	98.02	115.32	152.69	187.43	1,286.44
Gas	-45.42	25.47	25.47	25.47	276.32	185.81	0.00	0.00	0.00	0.00	0.00	28.10	521.22
Water	172.54	0.00	180.54	90.27	0.00	229.14	183.85	0.00	0.00	0.00	0.00	0.00	856.34
Trash Disposal	-395.26	0.00	0.00	316.62	0.00	117.52	0.00	0.00	367.32	343.11	0.00	194.24	943.55
Total Operating Expenses	-710.85	25.47	337.58	551.20	422.40	888.31	432.35	174.86	465.34	458.43	152.69	409.77	3,607.55
General and Administrative Expenses													
Maintenance Fees	0.00	0.00	0.00	0.00	540.00	540.00	540.00	540.00	0.00	540.00	0.00	0.00	2,700.00
Management Fees	712.67	0.00	0.00	0.00	424.75	556.21	763.55	739.55	750.00	847.55	0.00	0.00	4,794.28
Payroll	0.00	0.00	0.00	0.00	287.00	528.00	528.00	528.00	0.00	528.00	0.00	350.00	2,749.00
Insurance	692.22	692.22	692.22	692.22	803.33	692.22	692.22	692.22	692.00	0.00	0.00	0.00	6,340.87
Total General and Administrative Expenses	1,404.89	692.22	692.22	692.22	2,055.08	2,316.43	2,523.77	2,499.77	1,442.00	1,915.55	0.00	350.00	16,584.15
Total EXPENSES	114.04	873.59	1,224.80	2,079.37	3,242.48	3,768.05	3,126.12	3,176.63	2,730.96	2,565.98	282.19	759.77	23,933.98
NOI - Net Operating Income	6,028.96	6,575.41	5,874.20	5,775.63	6,167.68	8,440.45	11,843.37	11,298.87	12,249.54	13,733.02	17,293.31	15,660.31	120,940.75

Exhibit 11 (MMM)

Income Statement - 12 Month

Exported On: 09/14/2022 10:26 AM

UrbanOne Properties

Properties: 2301 Commonwealth - 2301 Commonwealth Houston, TX 77006

Fund Type: All

Period Range: Sep 2021 to Aug 2022 (Trailing 12 Months)

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Total
Operating Income & Expense													
Income													
INCOME													
RENTAL INCOME													
Rental Income	15,559.96	18,907.29	22,744.00	36,809.86	31,541.00	27,756.57	34,745.68	30,305.00	29,394.00	33,054.00	29,685.00	33,675.00	344,177.36
Parking	0.00	150.00	150.00	175.00	125.00	125.00	125.00	125.00	125.00	150.00	150.00	180.00	1,580.00
Rent Concession	-1,650.00	-771.15	-4,267.68	-8,491.17	-935.00	0.00	-489.68	-1,350.32	-250.00	0.00	-1,380.00	-60.00	-19,645.00
Management Concession	0.00	-400.00	-400.00	-400.00	-1,700.00	-1,650.00	-1,650.00	-1,650.00	-1,650.00	-1,900.00	-1,724.00	-1,751.00	-14,875.00
Renewal Concession	0.00	0.00	0.00	0.00	-675.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-675.00
Total RENTAL INCOME	13,909.96	17,886.14	18,226.32	28,093.69	28,356.00	26,231.57	32,731.00	27,429.68	27,619.00	31,304.00	26,731.00	32,044.00	310,562.36
EXPENSE REIMBURSEMENT													
Passthru Insurance	0.00	0.00	0.00	47.50	66.50	38.00	28.50	28.50	28.50	28.50	28.50	28.50	323.00
Passthru Water and Sewer	428.17	426.77	586.65	870.55	735.00	745.00	945.00	770.00	770.00	891.00	736.00	974.00	8,878.14
Passthru Trash	168.50	167.90	236.42	357.98	300.00	304.29	390.00	315.00	315.00	360.00	300.00	355.00	3,570.09
Total EXPENSE REIMBURSEMENT	596.67	594.67	823.07	1,276.03	1,101.50	1,087.29	1,363.50	1,113.50	1,113.50	1,279.50	1,064.50	1,357.50	12,771.23
OTHER INCOME													
Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,329.00
Late Fee	0.00	0.00	100.00	100.00	300.00	450.00	810.00	240.00	582.00	846.00	437.00	261.00	4,126.00
NSF Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	50.00	70.00	0.00	0.00	170.00
Admin Fees	11.23	11.19	12.76	22.81	20.00	21.29	24.00	21.00	21.00	24.27	20.00	25.00	234.55
Total OTHER INCOME	11.23	11.19	112.76	122.81	320.00	471.29	834.00	311.00	653.00	940.27	457.00	1,615.00	5,859.55
Total INCOME	14,517.86	18,492.00	19,162.15	29,492.53	29,777.50	27,790.15	34,928.50	28,854.18	29,385.50	33,523.77	28,252.50	35,016.50	329,193.14
Pet Fee	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	500.00
Application Fee Income	90.00	315.00	315.00	45.00	45.00	0.00	0.00	0.00	110.00	0.00	0.00	0.00	920.00
Month-to-Month Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	135.00	135.00
Total Operating Income	14,607.86	18,807.00	19,727.15	29,537.53	29,822.50	27,790.15	34,928.50	28,854.18	29,495.50	33,773.77	28,252.50	35,151.50	330,748.14
Expense													
EXPENSES													
Repairs & Maintenance													
Pest Control	0.00	64.95	0.00	231.86	0.00	0.00	146.15	0.00	0.00	250.80	0.00	0.00	693.76
Key Access	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-25.00	0.00	0.00	0.00	0.00	-25.00
Roof Repair	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Landscaping	0.00	0.00	173.33	173.33	519.94	519.98	173.33	173.33	693.27	159.25	0.00	0.00	2,585.76
Electrical Repair	0.00	0.00	0.00	0.00	0.00	0.00	125.00	0.00	0.00	0.00	0.00	0.00	125.00
Plumbing	0.00	0.00	687.00	0.00	-125.00	0.00	0.00	0.00	300.00	667.89	0.00	0.00	1,529.89
Gate Repair	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00
HVAC	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	250.00
Pool Maintenance	-178.61	286.22	378.00	368.06	651.00	184.03	0.00	0.00	454.66	227.33	0.00	0.00	2,370.69
Make Ready	-120.00	0.00	830.00	500.00	-235.00	0.00	200.00	0.00	0.00	0.00	0.00	750.00	1,925.00
Total Repairs & Maintenance	-298.61	651.17	2,068.33	1,273.25	1,060.94	704.01	894.48	148.33	1,447.93	1,305.27	0.00	750.00	10,005.10
Operating Expenses													
Electricity	-435.07	0.00	529.99	503.39	269.35	425.34	189.79	224.95	595.78	250.71	291.58	332.16	3,177.97
Gas	-155.90	149.80	228.06	595.85	1,002.63	743.24	254.63	249.19	393.52	173.39	0.00	152.46	3,786.87
Water	2,402.91	0.00	553.37	913.17	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	5,369.45
Trash Disposal	-292.43	-15.00	-15.00	248.74	-15.00	396.20	-15.00	-15.00	433.90	270.77	-15.00	145.12	1,112.30
Total Operating Expenses	1,519.51	134.80	1,296.42	2,261.15	1,256.98	3,064.78	429.42	459.14	1,423.20	694.87	276.58	629.74	13,446.59
General and Administrative Expenses													
Maintenance Fees	0.00	0.00	0.00	0.00	1,080.00	1,080.00	1,080.00	1,080.00	0.00	1,080.00	0.00	0.00	5,400.00
Management Fees	1,483.97	0.00	0.00	0.00	1,577.05	1,001.18	1,387.83	1,737.28	3,150.00	1,469.70	0.00	0.00	11,807.01
Payroll	0.00	0.00	0.00	0.00	837.68	1,056.00	1,056.00	1,056.00	0.00	1,056.00	0.00	0.00	5,061.68
Referral Fees	0.00	0.00	645.00	645.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,290.00
Insurance	1,167.90	1,167.90	1,167.90	1,167.90	1,583.05	1,167.91	1,167.91	1,167.90	2,593.07	0.00	0.00	0.00	12,351.44
Total General and Administrative Expenses	2,651.87	1,167.90	1,812.90	1,812.90	5,077.78	4,305.09	4,691.74	5,041.18	5,743.07	3,605.70	0.00	0.00	35,910.13
Total EXPENSES	3,872.77	1,953.87	5,177.65	5,347.30	7,395.70	8,073.88	6,015.64	5,648.65	8,614.20	5,605.84	276.58	1,379.74	59,361.82
NOI - Net Operating Income	10,735.09	16,853.13	14,549.50	24,190.23	22,426.80	19,716.27	28,912.86	23,205.53	20,881.30	28,167.93	27,975.92	33,771.76	271,386.32

Income Statement - 12 Month

Exported On: 09/14/2022 10:26 AM

UrbanOne Properties

Properties: 239 Emerson - 239 Emerson Houston, TX 77006

Fund Type: All

Period Range: Sep 2021 to Aug 2022 (Trailing 12 Months)

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Total
Operating Income & Expense													
Income													
INCOME													
RENTAL INCOME													
Rental Income	8,495.00	6,845.00	10,145.00	8,495.00	8,495.00	8,495.00	8,495.00	12,390.01	13,903.99	15,349.67	16,551.65	20,535.00	138,195.32
Parking	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	30.00	60.00
Rent Concession	-500.00	-500.00	0.00	0.00	0.00	0.00	0.00	-3,100.00	-1,550.00	-2,354.67	0.00	-2,980.00	-10,984.67
Management Concession	-1,650.00	0.00	-3,300.00	-1,650.00	-1,650.00	-1,650.00	-1,650.00	-1,470.00	-300.00	0.00	0.00	-2,560.00	-15,880.00
Renewal Concession	0.00	0.00	0.00	0.00	0.00	-825.00	0.00	0.00	0.00	0.00	0.00	0.00	-825.00
Total RENTAL INCOME	6,345.00	6,345.00	6,845.00	6,845.00	6,845.00	6,020.00	6,845.00	7,820.01	12,053.99	12,995.00	16,581.65	15,025.00	110,565.65
EXPENSE REIMBURSEMENT													
Passthru Insurance	0.00	0.00	0.00	9.50	9.50	9.50	19.00	9.50	19.00	9.50	19.00	47.50	152.00
Passthru Gas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.00	30.97	80.00	150.97
Passthru Water and Sewer	105.00	105.00	105.00	105.00	105.00	140.00	140.00	161.33	255.00	330.00	342.26	580.00	2,473.59
Passthru Water	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	0.00	0.00	315.00
Passthru Trash	45.00	45.00	45.00	45.00	45.00	60.00	60.00	70.67	115.00	150.00	163.87	270.00	1,114.54
Total EXPENSE REIMBURSEMENT	185.00	185.00	185.00	194.50	194.50	244.50	254.00	276.50	424.00	529.50	556.10	977.50	4,206.10
OTHER INCOME													
Move Out Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	225.00	0.00	0.00	225.00
Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,350.00	0.00	0.00	1,350.00
Late Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00	100.00	300.50	600.50
Admin Fees	2.00	2.00	2.00	2.00	2.00	3.00	3.00	4.53	6.00	8.00	8.20	11.00	53.73
Total OTHER INCOME	2.00	2.00	2.00	2.00	2.00	3.00	3.00	4.53	106.00	1,683.00	108.20	311.50	2,229.23
Total INCOME	6,532.00	6,532.00	7,032.00	7,041.50	7,041.50	6,267.50	7,102.00	8,101.04	12,583.99	15,207.50	17,245.95	16,314.00	117,000.98
Pet Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	250.00	500.00	250.00	250.00	1,500.00
Application Fee Income	0.00	0.00	0.00	0.00	45.00	0.00	225.00	90.00	55.00	0.00	220.00	110.00	745.00
Total Operating Income	6,532.00	6,532.00	7,032.00	7,041.50	7,086.50	6,267.50	7,327.00	8,441.04	12,888.99	15,707.50	17,715.95	16,674.00	119,245.98
Expense													
EXPENSES													
Repairs & Maintenance													
Pest Control	0.00	0.00	0.00	269.75	64.95	0.00	64.95	0.00	0.00	250.81	0.00	0.00	650.46
Landscaping	0.00	366.67	151.67	151.67	455.00	476.65	151.67	310.92	0.00	159.25	0.00	0.00	2,223.50
Electrical Repair	0.00	0.00	0.00	0.00	0.00	475.00	0.00	0.00	0.00	0.00	0.00	0.00	475.00
Plumbing	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Windows	0.00	0.00	0.00	0.00	0.00	0.00	0.00	90.00	0.00	0.00	0.00	0.00	90.00
Pool Maintenance	-178.61	286.66	378.88	368.06	184.03	184.03	0.00	0.00	422.18	346.09	0.00	0.00	1,991.32
Make Ready	260.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	460.00
Total Repairs & Maintenance	81.39	653.33	530.55	1,289.48	703.98	1,135.68	216.62	400.92	622.18	756.15	0.00	0.00	6,390.28
Operating Expenses													
Electricity	-1,153.68	0.00	380.71	550.48	432.01	200.73	493.42	526.17	0.00	415.04	0.00	1,155.83	3,000.71
Gas	-54.28	53.63	77.07	95.90	342.89	289.04	360.67	355.23	92.04	87.01	0.00	87.01	1,786.21
Water	465.07	0.00	516.33	592.58	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	3,073.98
Trash Disposal	-476.76	-15.00	-15.00	292.68	-15.00	445.10	-15.00	-15.00	680.38	333.41	0.00	189.31	1,389.12
Total Operating Expenses	-1,219.65	38.63	959.11	1,531.64	759.90	2,434.87	839.09	866.40	772.42	835.46	0.00	1,432.15	9,250.02
General and Administrative Expenses													
Maintenance Fees	0.00	0.00	0.00	0.00	1,260.00	1,260.00	1,260.00	1,260.00	0.00	1,260.00	0.00	0.00	6,300.00
Management Fees	649.90	0.00	0.00	0.00	552.55	296.64	424.75	424.75	0.00	695.20	0.00	0.00	3,043.79
Payroll	0.00	0.00	0.00	0.00	991.00	1,232.00	1,232.00	1,232.00	0.00	1,232.00	0.00	0.00	5,919.00
Insurance	1,425.15	1,425.15	1,425.15	1,425.15	2,324.95	1,425.16	1,425.16	1,425.15	1,425.15	0.00	0.00	0.00	13,726.17
Total General and Administrative Expenses	2,075.05	1,425.15	1,425.15	1,425.15	5,128.50	4,213.80	4,341.91	4,341.90	1,425.15	3,187.20	0.00	0.00	28,988.96
Total EXPENSES	936.79	2,117.11	2,914.81	4,246.27	6,592.38	7,784.35	5,397.62	5,609.22	2,819.75	4,778.81	0.00	1,432.15	44,629.26
NOI - Net Operating Income	5,595.21	4,414.89	4,117.19	2,795.23	494.12	-1,516.85	1,929.38	2,831.82	10,069.24	10,928.69	17,715.95	15,241.85	74,616.72